Karen Johnson Davidson County
Batch# 1249261 DEEDWARR
03/21/2025 03:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,192.25
20250321-0021512

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $592,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. BC-25-315

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew and Lisa McIntyre	New Owner	
(NAME) 318 Van Buren Street	(NAME)	082-09-0J-318.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JENNIFER F. DUNCAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW T. MCINTYRE AND LISA JEANE WOLFF MCINTYRE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 318 on the Master Deed establishing the Morgan Park Place East Condominiums, a horizontal property regime, created under the Title 66, Chapter 27, Sections 101-103, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Record as Instrument No. 20050831-0104621, as amended as Instrument No. 20051110-0136248, further amended in Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740 and Instrument No. 20100622-0048863, Register's Office of Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the map of the Nashville Horticultural Society Plan, of record in Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.

Being the same property conveyed to Jennifer F. Duncan, an Unmarried Woman by Warranty Deed from James Todd, a Married Man of record in Instrument No. 20161004-0104697 Register's Office for Davidson County, Tennessee, dated September 19, 2016 and recorded on October 04, 2016.

This property more commonly known as 318 Van Buren Street, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee. This conveyance is further subject to all restrictions, easements and planning documents of record not mentioned herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in

do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand this 19 day of March, 2025.

Jennifer Duncan

STATE OF FLORIDA
COUNTY OF Broward

On this 19 day of March, 2025, before me personally appeared Jennifer Duncan, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19 day of March, 2025.

Notary Signature
My commission expires: 02252028

MARIA RESTO
Notary Public - State of Florida
Commission # HH 483198
My Comm. Expires Feb 25, 2028
Bonded through National Notary Assn.

Certificate of Authenticity

I, Sondra Mowgey, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 3-20-2025.

Date

Affiant Signature

3-20-2025
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 20th day of March, 2025.

Notary's Signature

My Commission Expires: 9-7-2026
Date

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal (if on paper)